

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 6th August 2018 at 7.30pm
Council Chambers 49 High Street, Polegate, BN26 6AL**

Present: Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner, Ms A Snell (5)

Not present: - Cllrs D Dunbar, D Watts (2)

No members of public

Minute No.	Subject/Resolution
12425	Opportunity for public comment None
12426	Apologies for absence Cllrs D Watts, D Dunbar
12427	Declarations of interest in any items on the agenda None
12428	Minutes of the meetings held on 16th July 2018 and 24th July 2018 It was resolved that the minutes of the Planning committee on 16th July 2018 and 24th July 2018 were an accurate record of the meeting. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner, Ms A Snell
12429	Any other plans received prior to meeting - notified to public. None
12430	Planning Applications <u>WD/2018/1339/PO</u> – LAND AT DITTONS ROAD, POLEGATE – MODIFICATION OF S106 AGREEMENT DATED 15 JULY 2013 ATTACHED TO <u>WD/2010/2255/MEA</u> (MIXED USE – EMPLOYMENT AND DWELLINGS) IN ORDER TO REMOVE AFFORDABLE HOUSING REQUIREMENTS. The application was discussed in great detail. The initial presentations by the applicant had been good, but the committee was resolute that the affordable housing was needed in the area and therefore were totally against the removal of the provision (modification of the S106). It was felt that not only would this be inappropriate but may also set a precedent on other applications. It was resolved to strongly object to the modification of the S106 agreement, which would remove the affordable housing requirements. It was felt that not only would this be inappropriate but may also set a precedent on other applications. VOTE All in favour of submitting the objection. Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner, Ms A Snell <u>WD/2018/1441/F</u> – 10 GLYNLEIGH DRIVE, POLEGATE BN26 6LU – ERECT ANNEXE EXTENSION AT REAR. The application was discussed and the committee felt there was no reason to object, although comments were made on the poor quality of the

drawings. It was agreed that it did not appear to have any negative effect on the neighbouring properties from the plans.

It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner, Ms A Snell

WD/2018/1122/MRM – LAND TO THE NORTH OF GREENLEAF GARDENS, POLEGATE BN26 6PH – RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION WD/2016/0644/MAO (RESIDENTIAL DEVELOPMENT OF UP TO 40 RESIDENTIAL UNITS INCLUDING AFFORDABLE HOUSING AND ASSOCIATED DEVELOPMENT.

The application reserved matters were discussed in great detail. It was agreed to submit the objections as before and to add about the concerns over the proposed sewerage issues that inevitably would ensue. There were concerns over flooding because of the impermeable clay. There were concerns over the comments made by the countryside officer which he commented on the fact that there were no dedicated sewers in the area; infiltration would not be possible due to the impermeable clay; The conditions 13,14,15 that did not appear to have been addressed; concerns over the site geology in relation to the attenuation storage areas, which may become subject to ground water inundation; concerns over how the prevention of pollution in particularly highway run off is to be addressed to prevent it entering the existing water course; concerns that this development may increase the rate and/or volume of water being discharged into the Pevensey Levels internal drainage district. The committee agreed with his objections. The infrastructure could not take any more housing. There was no package treatment works on site? Rights of ways would be affected. TPO trees would be felled. It was too many houses for such a small area. The committee felt there were serious concerns for anyone who may be buying these properties in the future if the flooding and sewerage concerns were not addressed as some people in other areas had sewerage coming up into their houses.

It was resolved to submit strong objections to the application and in agreement with the countryside officers report. Council has concerns over the proposed sewerage issues that inevitably would ensue. There were concerns over flooding because of the impermeable clay. There were concerns over the comments made by the countryside officer which he commented on the fact that there were no dedicated sewers in the area; infiltration would not be possible due to the impermeable clay; The conditions 13,14,15 that did not appear to have been addressed; concerns over the site geology in relation to the attenuation storage areas, which may become subject to ground water inundation; concerns over how the prevention of pollution in particularly highway run off is to be addressed to prevent it entering the existing water course; concerns that this development may increase the rate and/or volume of water being discharged into the Pevensey Levels internal drainage district. The committee agreed with his objections. The infrastructure could not take any more housing. There was no package treatment works on site? Rights of ways would be affected. TPO trees would be felled. It was too many houses for such a small area.

Site Access appears to cross a well used bridleway used by dog walkers, horse riders, children and ramblers.

	Serious concerns about the site access and the number of cars and lorries that would be entering and exiting the site. The local roads are frequently used by parents to park and children running around, the exit from School lane passes the local school and the exit at Sayerland Road is a dangerous blind corner and very steep. Serious concerns about the wildlife that would be destroyed including bats nightingales and other rare species. The Council has concerns about the mixed affordable housing as it did not appear to be working well on other local sites. The council does not feel that the site is big enough for 40 units and considers this to be overdevelopment of the area. There were serious concerns over the general accommodation of the number of cars that were likely to be going to and from the estate if it were to be built and that would not be satisfactory to that particular area. The development would have a negative effect on the appearance of the local area. It is in a Greenfield area, which is visible from the Cuckoo trail, a local walking and cycling route. This development would negatively affect the beauty of the countryside and surrounding wildlife. It would change a semi-rural area into a more urban one. It would also possibly be detrimental to anyone living in the new development if the application were allowed as it is next to the bypass and would be very noisy. The inevitable removal of trees would also affect the nearby houses already there by the increase in noise from the road. VOTE All in favour of submitting the above objections Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner, Ms A Snell WD/2018/1429/F – 16 VICTORIA ROAD, POLEGATE BN26 6DB – SINGLE STOREY EXTENSION TO THE REAR AND ASSOCIATED ALTERATIONS. It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner, Ms A Snell
12431	Delegated decisions None
12432	Planning decisions by Wealden District Council – for information only WD/2018/0449/F – 5 WESTERN AVENUE, POLEGATE BN26 6EP – PROPOSED EXTENSIONS TO FRONT AND REAR ELEVATIONS AND CONVERSION OF OUTBUILDING INTO SELF-CONTAINED DWELLING AND ASSOCIATED WORKS – APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH JULY 2018. The committee commented on how disappointed they were with Wealden’s Decision. WD/2018/0599/F – 14 HIGH STREET, POLEGATE BN26 5AA – TWO STOREY SIDE EXTENSION COMPRISING STORE AT GROUND FLOOR,

	ACCESS STAIR AND BATHROOM AT LOWER GROUND FLOOR. INSTALLATION OF STEEL ACCESS STAIR TO REAR ELEVATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH JULY 2018. <u>WD/2018/1085/F</u> – 24 BAHRAM ROAD, POLEGATE BN26 5JB – PROPOSED LOFT CONVERSION INCLUDING REAR DORMER TOGETHER WITH REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 24TH July 2018
12433	Other Planning items None

The meeting closed at 8.05pm

Chair of Planning Committee _____ Date